

ORDINANCE NO. 20060302-Z003

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12195 METRIC BOULEVARD FROM NEIGHBORHOOD COMMERCIAL (LR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from neighborhood commercial (LR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-05-0199, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.13 acre tract of land (5,850 square feet), more or less, out of Lot 1, Block A of the Village at Walnut Creek Phase 2 Section 11 Subdivision, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 12195 Metric Boulevard, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The following uses are prohibited uses of the Property:

Automotive rentals	Automotive repair services
Automotive sales	Bail bond services
Business or trade school	Business support services
Commercial off-street parking	Communications services
Drop-off recycling collection facility	Exterminating services
Food preparation	Funeral services
General retail sales (general)	Hospital services (general)
Hotel-motel	Indoor entertainment
Indoor sports and recreation	Outdoor entertainment
Outdoor sports and recreation	Pawn shop services
Personal improvement services	Research services
Residential treatment	Restaurant (general)
Theater	

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on March 13, 2006.

PASSED AND APPROVED

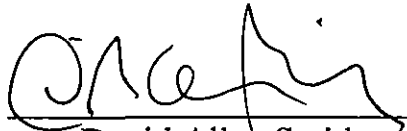
_____, March 2, 2006

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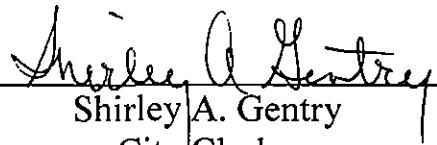
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

FIELD NOTES

EXHIBIT 4

JOB NO: Z:\Projects_Eng\2005_PROJECTS\50309_VILLAGE_AT_WALNUT_CREEK_2-11\DOCUMENTS\METES&BOUNDS\50309_REZONING_021006.doc

DATE: February 10, 2006

PAGE: 1 OF 2 (Exhibit Attached)

0.13 ACRE (5850 sq. ft)

All that certain tract or parcel of land situated in Travis County, Texas and being a portion of Lot 1, Block "A" of the Village at Walnut Creek Phase 2, Section 11, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 83, Pages 217D-218A, Plat Records of Travis County, Texas, and further described in metes and bounds as follows:

BEGINNING at a calculated point in the interior of said Lot 1 for the northwest corner of this tract, from which an $\frac{1}{8}$ " iron pin found in the west line of Metric Boulevard, a public road of varying right-of-way width, for the most westerly northwest corner of said Lot 1 bears N 07°55'58" E 181.27 feet;

THENCE: S 77°56'23" E 150.00 feet with the north line of this tract to a calculated point, for the northeast corner of this tract;

THENCE: S 12°03'37" W 39.00 feet with the east line of this tract to a calculated point, for the southeast corner of this tract;

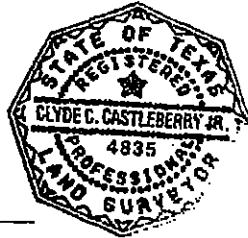
THENCE: N 77°56'23" W 150.00 feet with the south line of this tract to a calculated point, for the southwest corner of this tract;

THENCE: N 12°03'37" E 39.00 feet with the west line of this tract to the Point of Beginning and containing 0.13 acre (5850 sq. ft).

Bearings based on site plan information provided by the City of Austin, Texas, File No. SP-95-0500S, Date of Release -- February 23, 1996.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

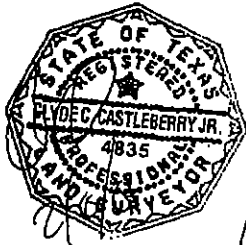
Castleberry Surveying, Ltd.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628



C. Castleberry Jr.
Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No. 4835

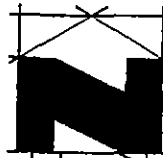
CCC/adm/jto

"EXHIBIT"
0.13 ACRE (5850 SQ.FT.) OUT OF LOT 1, BLOCK A, VILLAGE OF WALNUT CREEK PHASE TWO, SECTION ELEVEN, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 83, PAGES 217D-218A, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



CEDAR BEND DRIVE
(PAVED - 70' R.O.W.)

N 53°55'06" E
22.94' TIE



SCALE: 1"=30'

BEARINGS BASED ON SITE PLAN
INFORMATION PROVIDED BY THE CITY OF
AUSTIN, TEXAS, FILE No. SP-95-0500C.
DATE OF RELEASE - 02/23/96

METRIC BLVD.
(PAVED - R.O.W. VARIES)

N 07°55'58" E 181.27' TIE

CONCRETE PARKING

0.13 ACRE
5850 SQ. FT.

N 12°03'37" E
39.00'

S 77°56'23" E
150.00'

N 77°56'23" W
150.00'

S 12°03'37" W
39.00'

LEGEND	
●	1/2" IRON PIN FOUND
+	CALCULATED POINT
P.R.T.C.	PLAT RECORDS TRAVIS CO., TX

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FIELD NOTES ATTACHED



Castleberry Surveying Ltd.

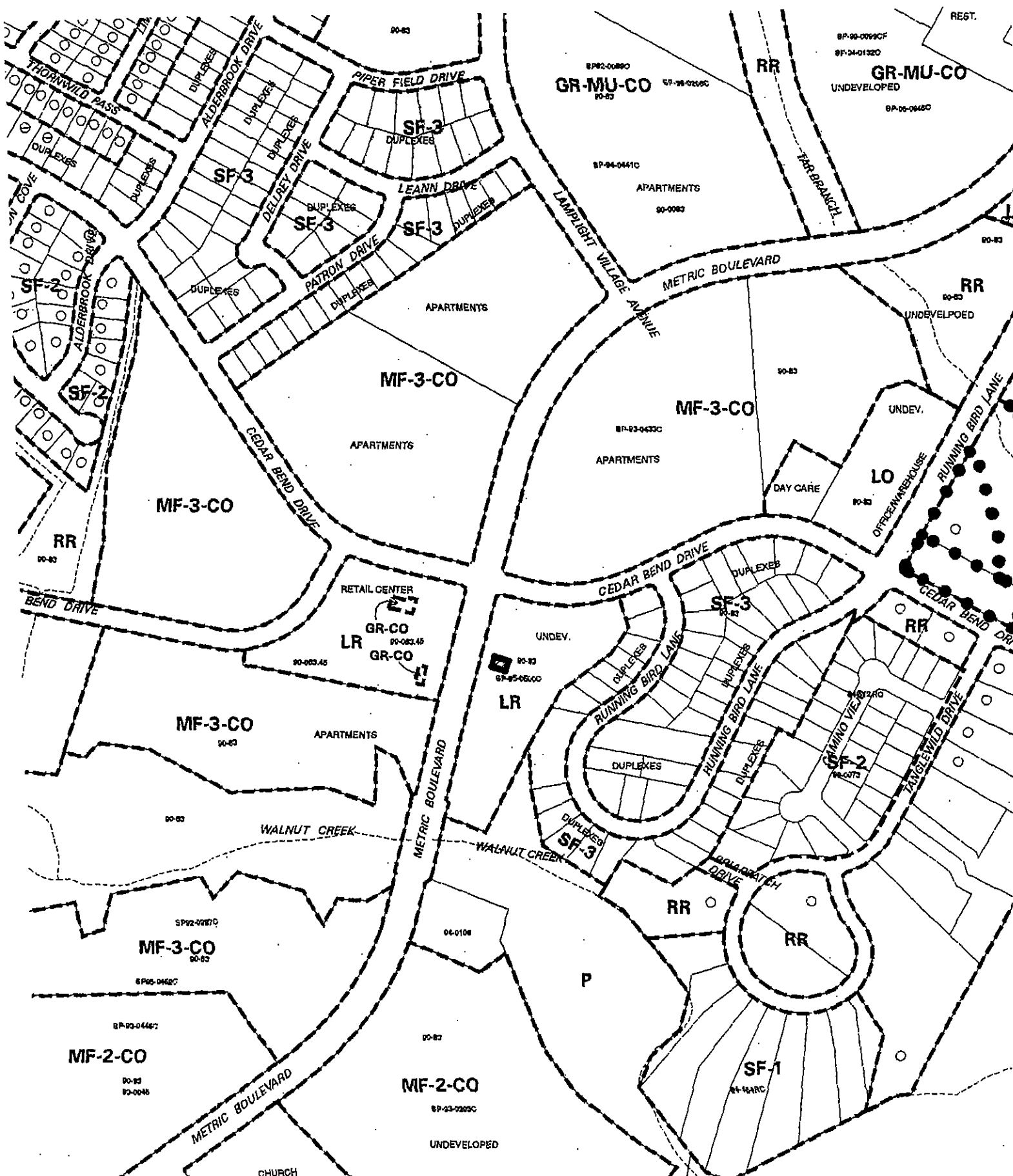
3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax
www.castleberrysurveying.com




SHEET

2

OF

2



<p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: J.ROUSSELIN</p>	<p>ZONING EXHIBIT B</p> <p>CASE #: C14-05-0199</p> <p>ADDRESS: 12195 METRIC BLVD</p> <p>SUBJECT AREA (acres): 4.750</p>		<p>DATE: 05-11</p> <p>INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>L34</p>
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